

DAVID R. JOHNSON ET UX)	GRANTORS(S)
)	
TO)	WARRANTY DEED
)	
TERRY SOWELL ET UX)	GRANTEE(S)

FOR AND IN CONSIDERATION of the sum of Ten Dollars (10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, WE, DAVID R. JOHNSON and Wife, REBY J. JOHNSON, do hereby bargain, sell, convey, and warrant unto TERRY R. SOWELL and Wife, BARBARA L. SOWELL as tenants by the entirety with full rights of survivorship, and not as tenants in common, the following described property being situated in the State of Mississippi, County of Desoto, being more particularly described as follows, to-wit:

A tract of land described as Lot 5 of Stella Ross Subdivision and being more particularly described as beginning at a point on the North right of way of State Highway 304, said point being 1337.39 feet west and 53.67 feet North of the commonly accepted Southeast corner of Section 33, Township 2 South, Range 6 West, said point being an iron pin and southeast corner of subject tract; thence run North 13 degrees, 27 minutes, 50 seconds West a distance of 640.85 feet to an iron pin; thence run South 72 degrees, 51 feet, 16 seconds West a distance of 175.0 feet, passing an iron pin at 15.43 feet, being the corner of Lot 4, to an iron pin; thence run South 13 degrees, 37 minutes, 44 seconds East a distance of 624.29 feet to an iron pin in the North right of way of State Highway 304; thence along said right of way North 88 degrees, 13 minutes, 06 seconds East a distance of 10.34 feet to a point; thence run North 81 degrees, 36 minutes, 00 seconds East a distance of 74.29 feet to a point; thence run North 74 degrees, 49 minutes, 59 seconds East a distance of 81.93 feet to a point; thence run North 69 degrees, 08 minutes, 45 seconds East a distance of 6.88 feet to the point of beginning containing 2.54 acres more or less. Subject to right of ways of public roads and utilities, zoning and subdivision regulations in effect of Desoto County, Mississippi.

The warranty in this deed is subject to subdivision and zoning regulations in effect for the Desoto County, Mississippi, and to easements for public roads and public utilities of record.

REBY J. JOHNSON joins in this conveyance to convey any homestead rights she may have.

Possession is given with the delivery of the deed. Taxes are pro-rated for 1992 and Grantees shall pay hereafter.

WITNESS OUR SIGNATURES THIS 27th DAY OF May, 1992.

David R. Johnson
DAVID R. JOHNSON

Reby J. Johnson
REBY J. JOHNSON

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY APPEARED before me, the undersigned authority in and for the jurisdiction aforesaid, the within named DAVID R. JOHNSON and Wife, REBY J. JOHNSON, who acknowledged that they signed and delivered the above and foregoing Warranty Deed on the date and year shown, and that it was their free and voluntary act and for the purposes thereof expressed.

GIVEN, UNDER my hand and seal of office, this the 27th day of May, 1992.

Lea Van Hafferty
Notary Public

My commission expires: Sept 4, 1994

GRANTOR: 4622 Bottom Drive S. Nesbit, MS 38651; H: (601) 429-3169 W: same
GRANTEE: 2144 Hwy 305, Olive Branch, MS 38654; H: (601) 895-2552 W: same

Return to: Wallace C. Anderson, P.O. Box 64, Olive Branch, MS 38654

STATE MS.-DESOTO CO.
FILED

MAY 29 12 23 PM '92

RECORDED 6-1-92
DEED BOOK 245
PAGE 246
W.E. DAVIS CH. CLK.